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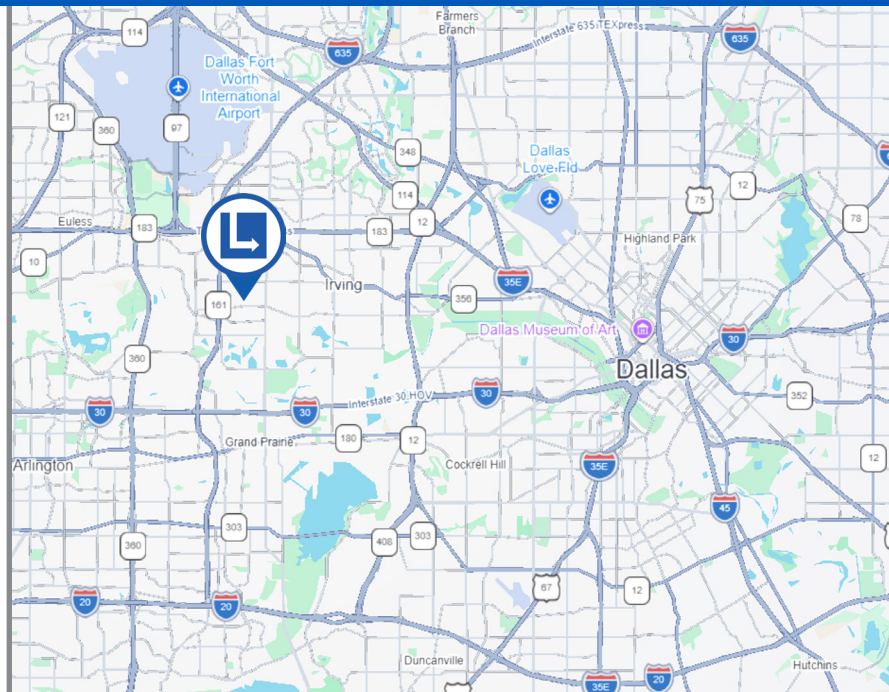
BEAR CREEK LOGISTICS PARK

400 E Shady Grove Road, Grand Prairie, TX



2 BUILDINGS | 534,378 SF | AVAILABLE EARLY 2028

- Two-phase, 5 building industrial park
- Phase 1: 2 buildings, 534,378 SF
- Phase 2: 3 buildings, 912,654 SF
- Located at the four-way intersection of President George Bush Turnpike and Shady Grove Road
- 10 minutes from Dallas-Fort Worth International Airport
- Directly between Dallas and Fort Worth, with access to a population of 8M+
- Registered for LEED Certification



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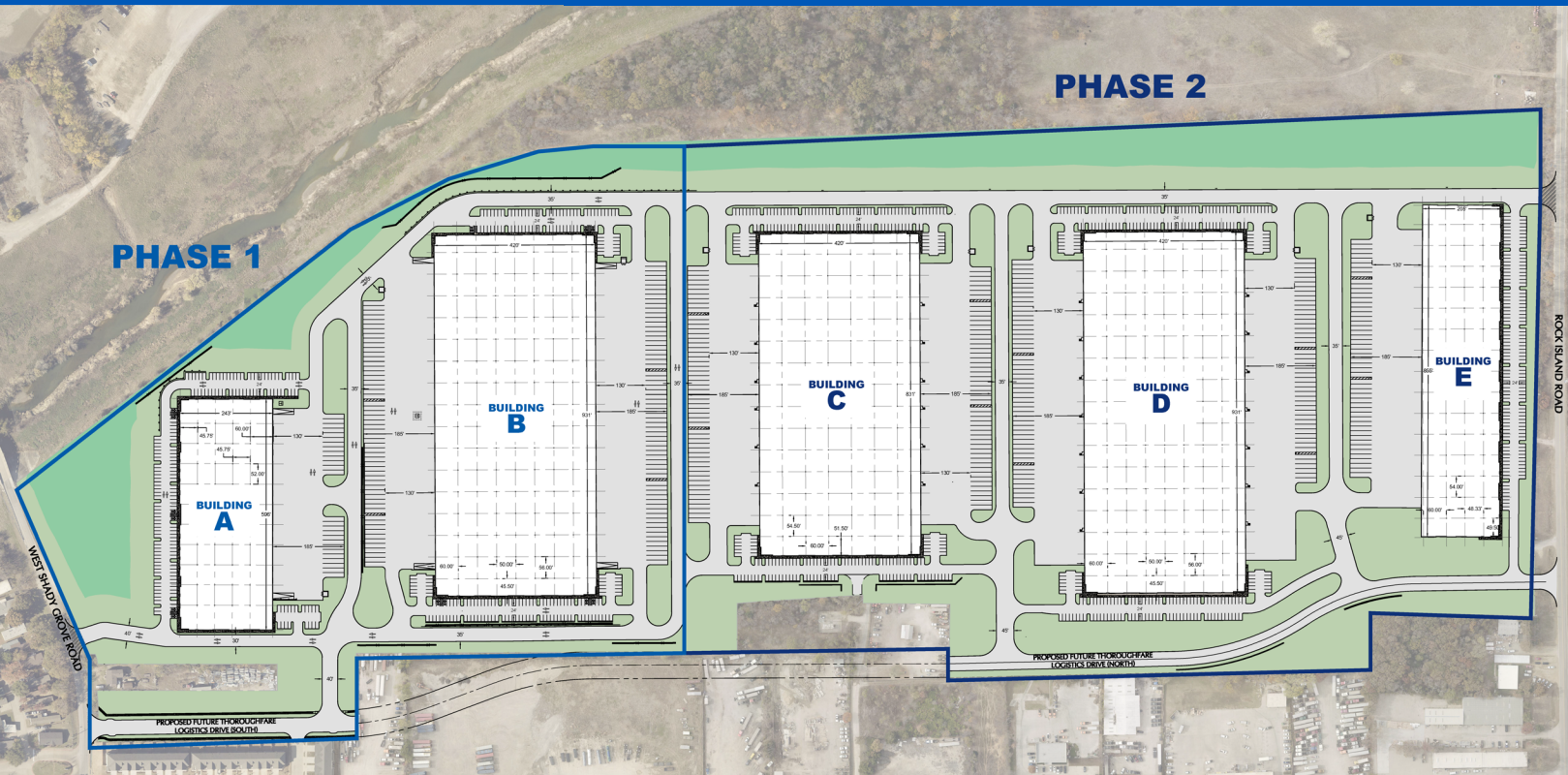
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Bear Creek Logistics Park is a two-phase industrial development consisting of five buildings and a combined 1,447,032 square feet. Approximately 10 minutes from Dallas-Fort Worth International Airport and with prime access to SH-183 and I-30, this project offers significant advantages to industrial users seeking bulk distribution, office or showroom space.

PHASE 1:

DELIVERING EARLY 2028

- Building A: 144,098 SF
- Building B: 390,280 SF

PHASE 2:

- Building C: 348,296 SF
- Building D: 390,280 SF
- Building E: 174,078 SF

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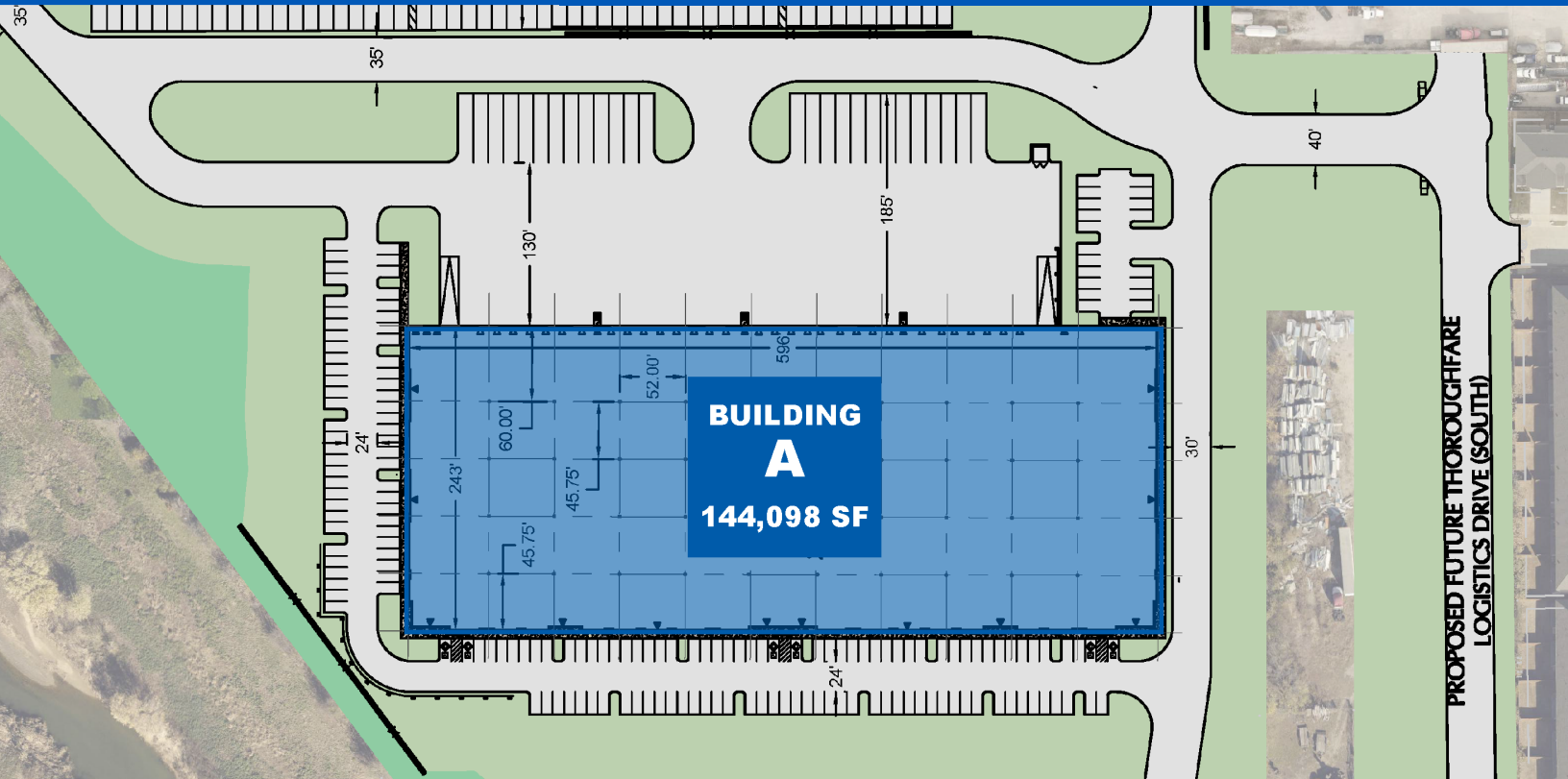
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PROPERTY HIGHLIGHTS: BUILDING A

BUILDING SIZE	144,098 SF	COLUMN SPACING	52' x 45'9"
BUILDING DIMENSIONS	596' X 243'	SPEED BAYS	60'
OFFICE SIZE	To Suit	TRUCK COURT	135'
CLEAR HEIGHT	36'	AUTO PARKING	174
DOCK DOORS	31	TRAILER PARKING	26
DRIVE-IN DOORS	2	FIRE SPRINKLER	ESFR

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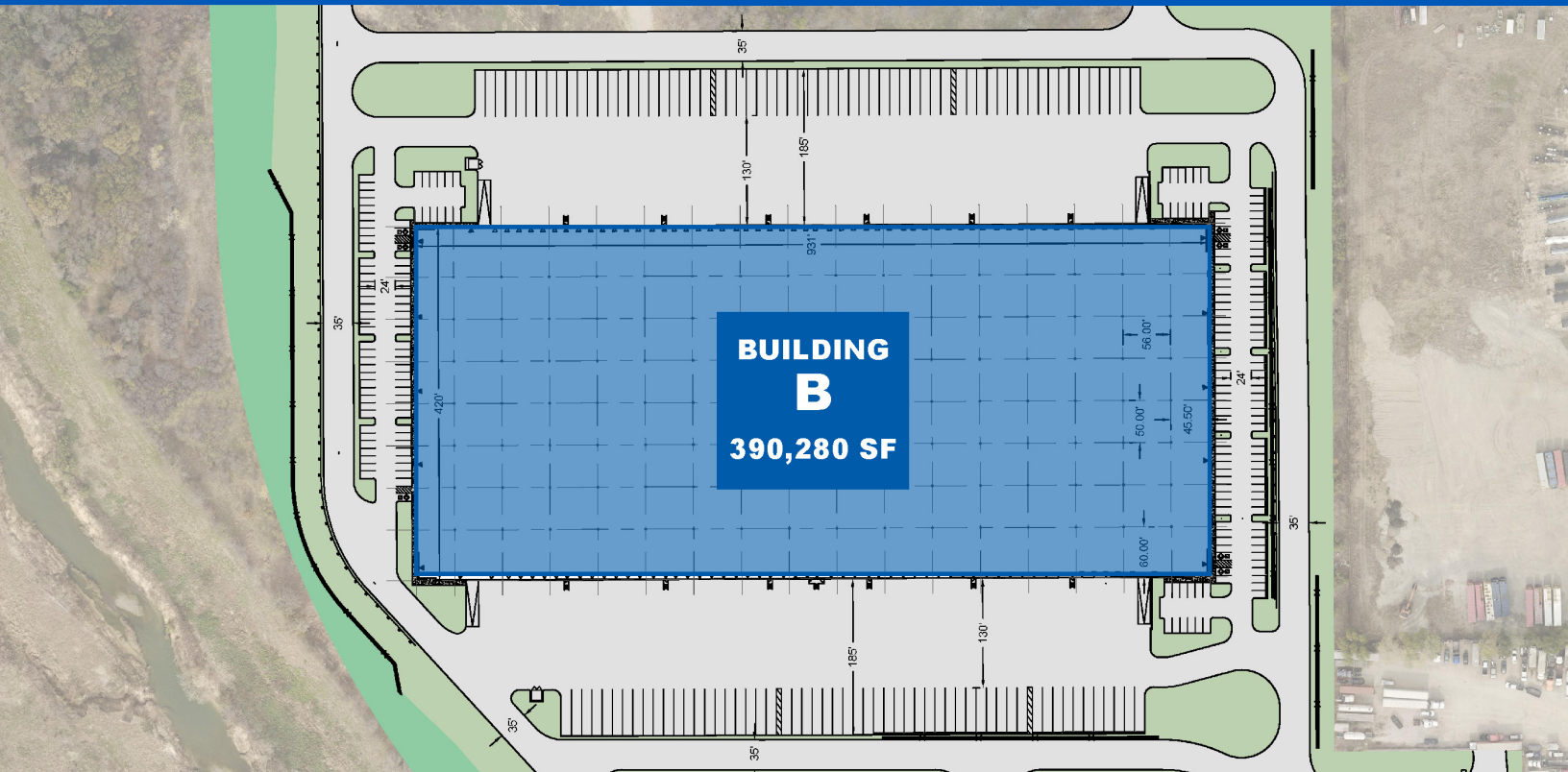
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PROPERTY HIGHLIGHTS: BUILDING B

BUILDING SIZE	390,280 SF	COLUMN SPACING	56' x 50'
BUILDING DIMENSIONS	931' X 420'	SPEED BAYS	60'
OFFICE SIZE	To Suit	TRUCK COURT	185'
CLEAR HEIGHT	40'	AUTO PARKING	198
DOCK DOORS	105	TRAILER PARKING	120
DRIVE-IN DOORS	4	FIRE SPRINKLER	ESFR



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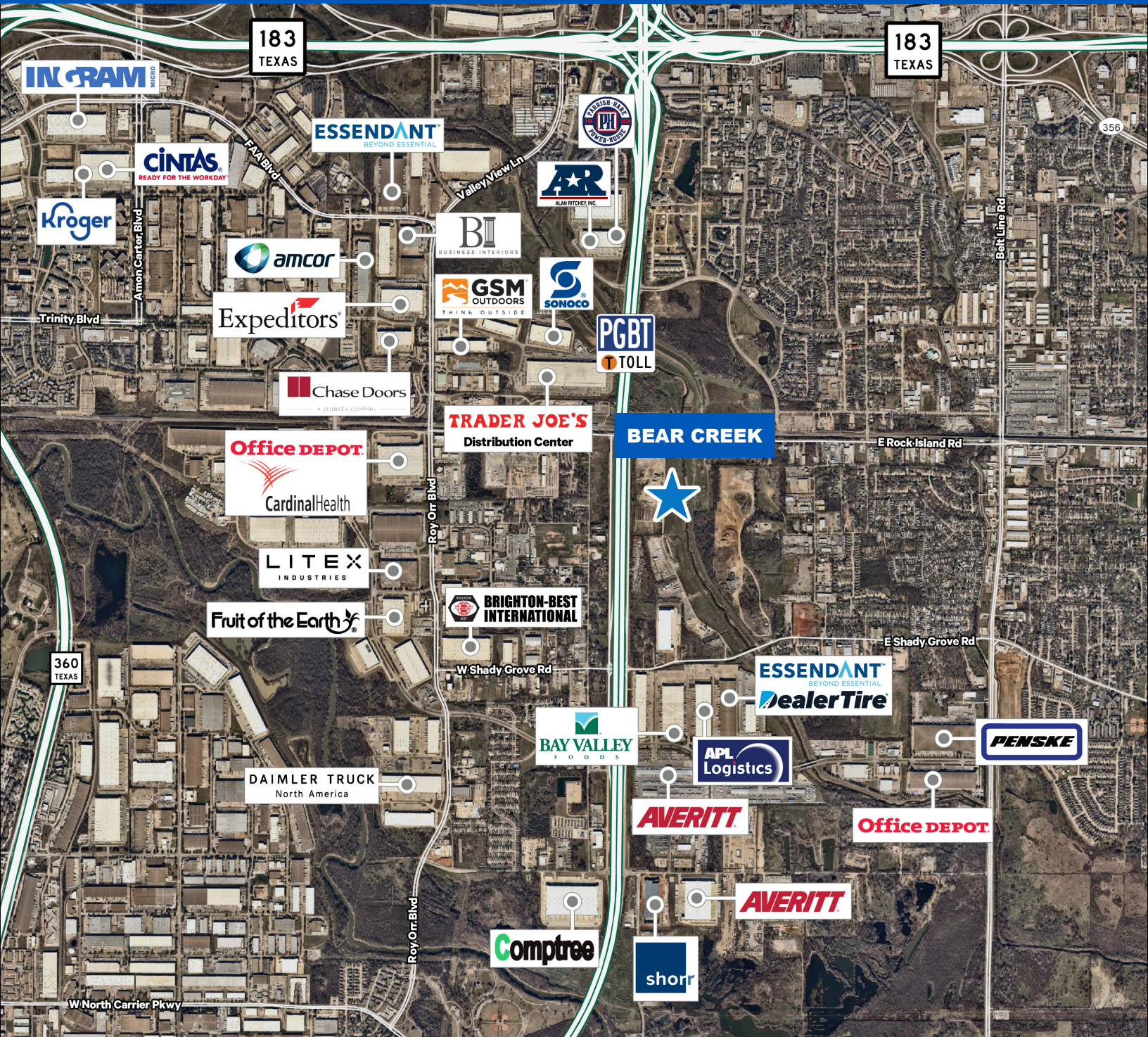
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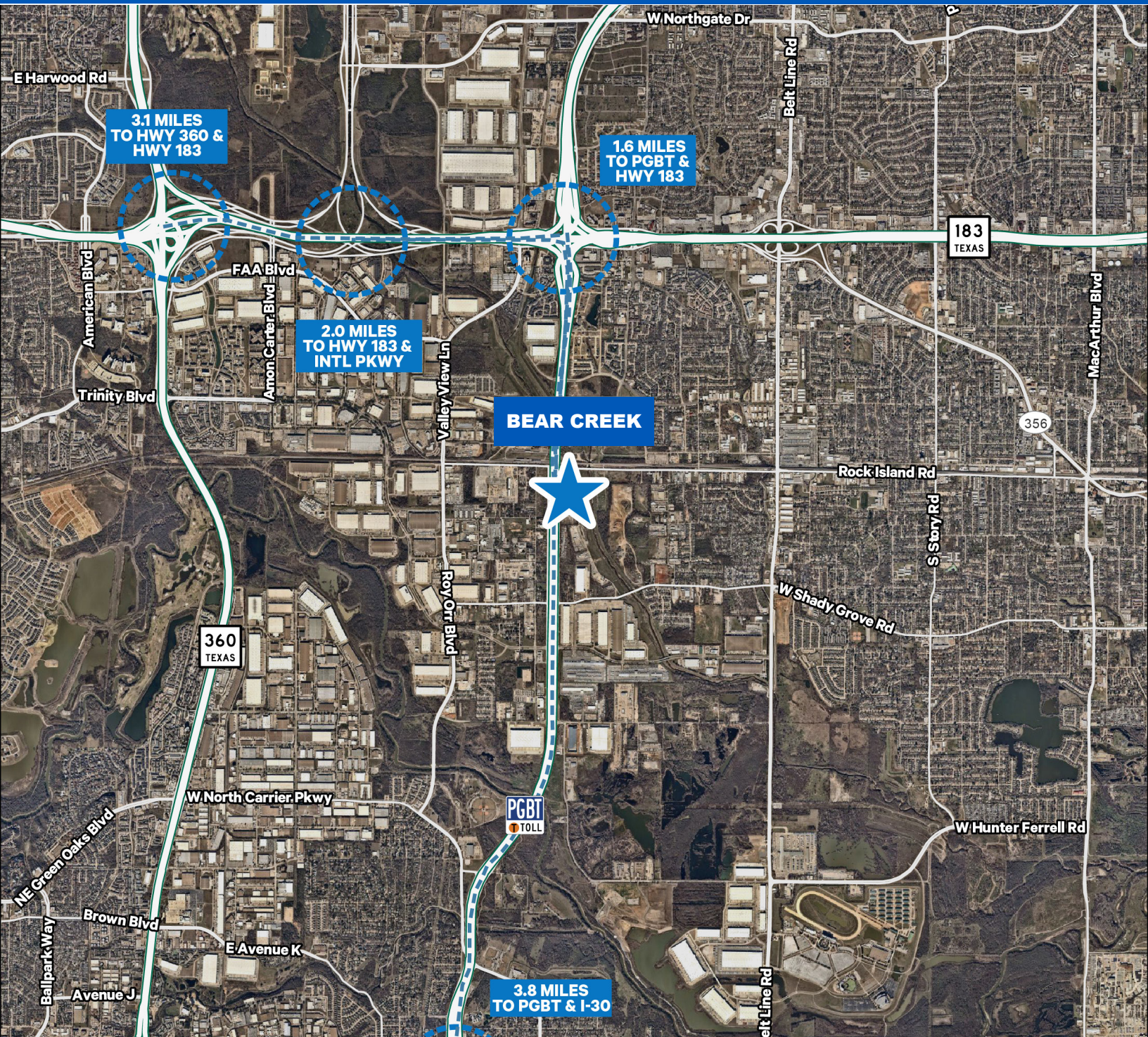
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